

ZB# 07-41

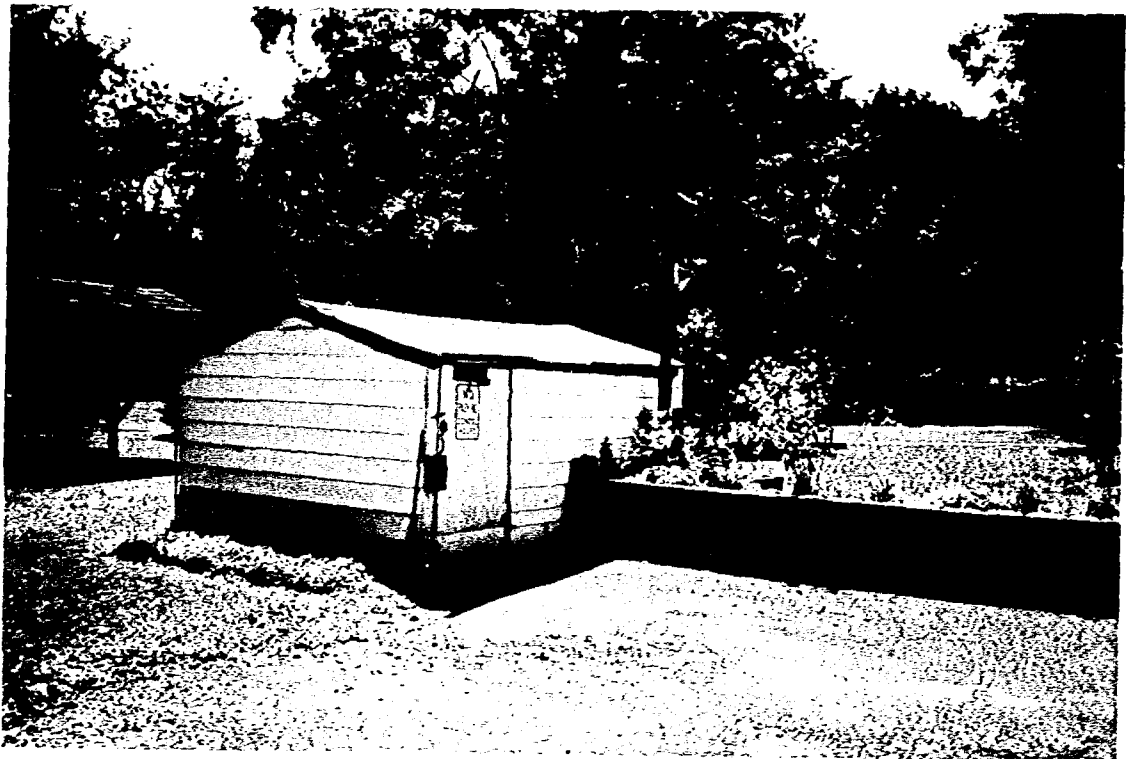
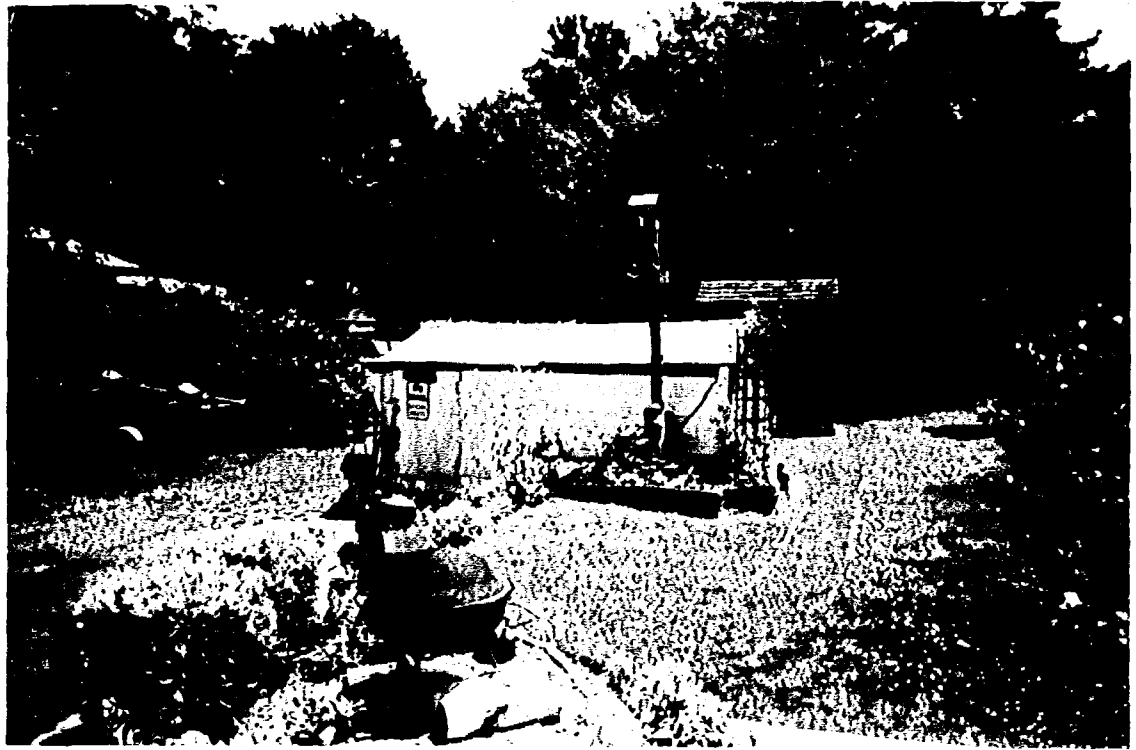
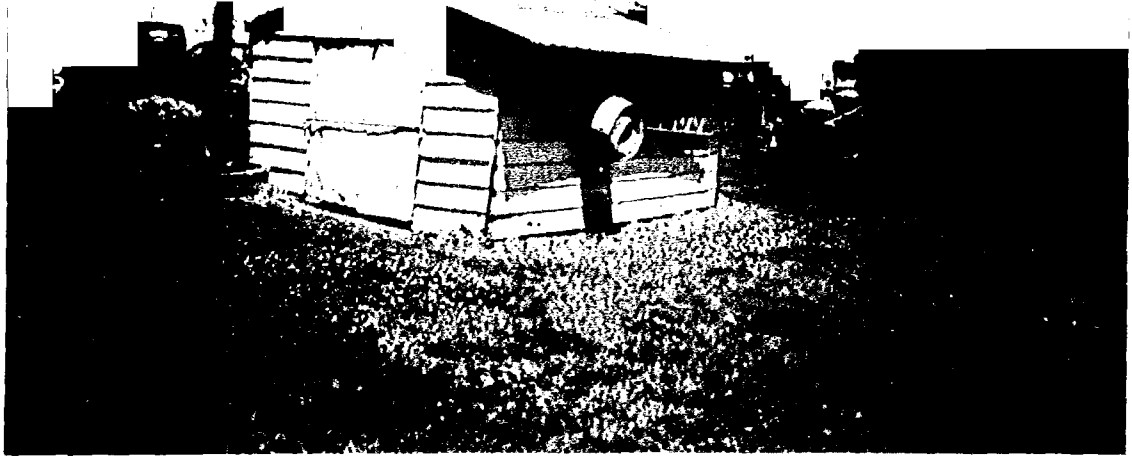
Elton Stanford

43-1-22

07-41 ; Elton Stafield
30 Hudson Dr. (43-1)

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted 9/10/07







U.S. AIR FORCE
Hudson, N.Y. 12534



NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 43-1-22

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

ELTON STANFORD

AREA VARIANCE

CASE #07-41

WHEREAS, ELTON STANFORD, owner(s) of 20 Hudson Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an request for 9ft rear yard setback for existing shed at 20 Hudson Drive in an R-4 zone

WHEREAS, a public hearing was held on September 10, 2007 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties in an R-4 zone.
 - (b) The shed has been in existence for approximately 46 years during which time there have been no complaints either formally or informally.
 - (c) The Building Department of the Town of New Windsor was not aware of the shed until after the enactment of zoning.

- (d) It's similar in size and appearance to other sheds in the neighborhood.
- (e) The shed is not on top of nor does it interfere with any easements including, but not limited to water, sewer and electrical easements.
- (f) The shed does not cause the ponding or collection of water or divert the flow of water drainage.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

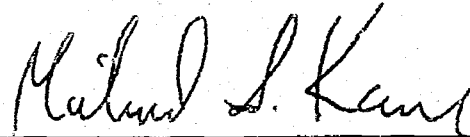
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 9ft rear yard setback for existing shed at 20 Hudson Drive in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: September 10, 2007

A handwritten signature in cursive script, reading "Michael S. Kany". The signature is written in dark ink and is positioned above a horizontal line.

Chairman

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 6/25/07

APPLICANT: Elton V. Stanford
20 Hudson Drive
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 6/22/07

FOR : Elton V. Stanford

LOCATED AT: 20 Hudson Drive

ZONE: R-4 **Sec/Blk/ Lot:** 43-1-22

DESCRIPTION OF EXISTING SITE: Single Family Dwelling with shed

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-11(A) Accessory Buildings. Such building shall be set-back 10ft from any property line. The existing shed is 1ft from the rear property line. A variance of 9ft is required.

COPY

Louis J. Humphrey
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: Shed

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: 10ft

1ft

9ft

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

7/13/07 *Sent Applicat.*

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number and Tax Parcel ID #, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Water and Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

JUN 22 2007

FOR OFFICE USE ONLY
Building Permit #: 2207-507

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP. DISABILITY & LIABILITY INSURANCE
CERTIFICATES ARE REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR
ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises ELTON V. STANFORD

Address 20 HUDSON DR. Phone # (945) 581-5773

Mailing Address NEW WINDSOR NY 12683 Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 43 Block 1 Lot 22

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? _____ EXISTING SHED

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____

ZONING BOARD

Fee

\$50.00

0 cth

PAID

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

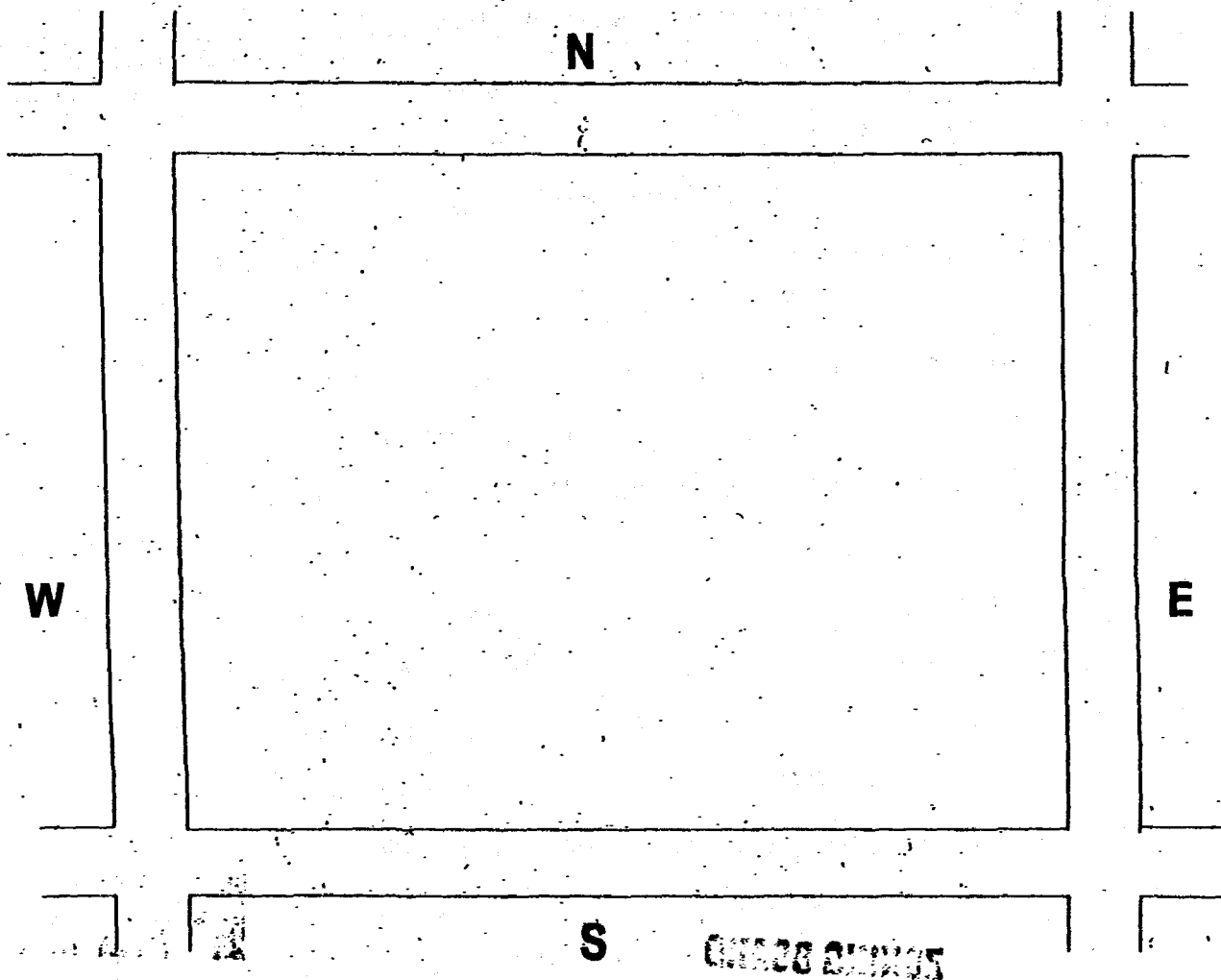
(Owner's Signature)

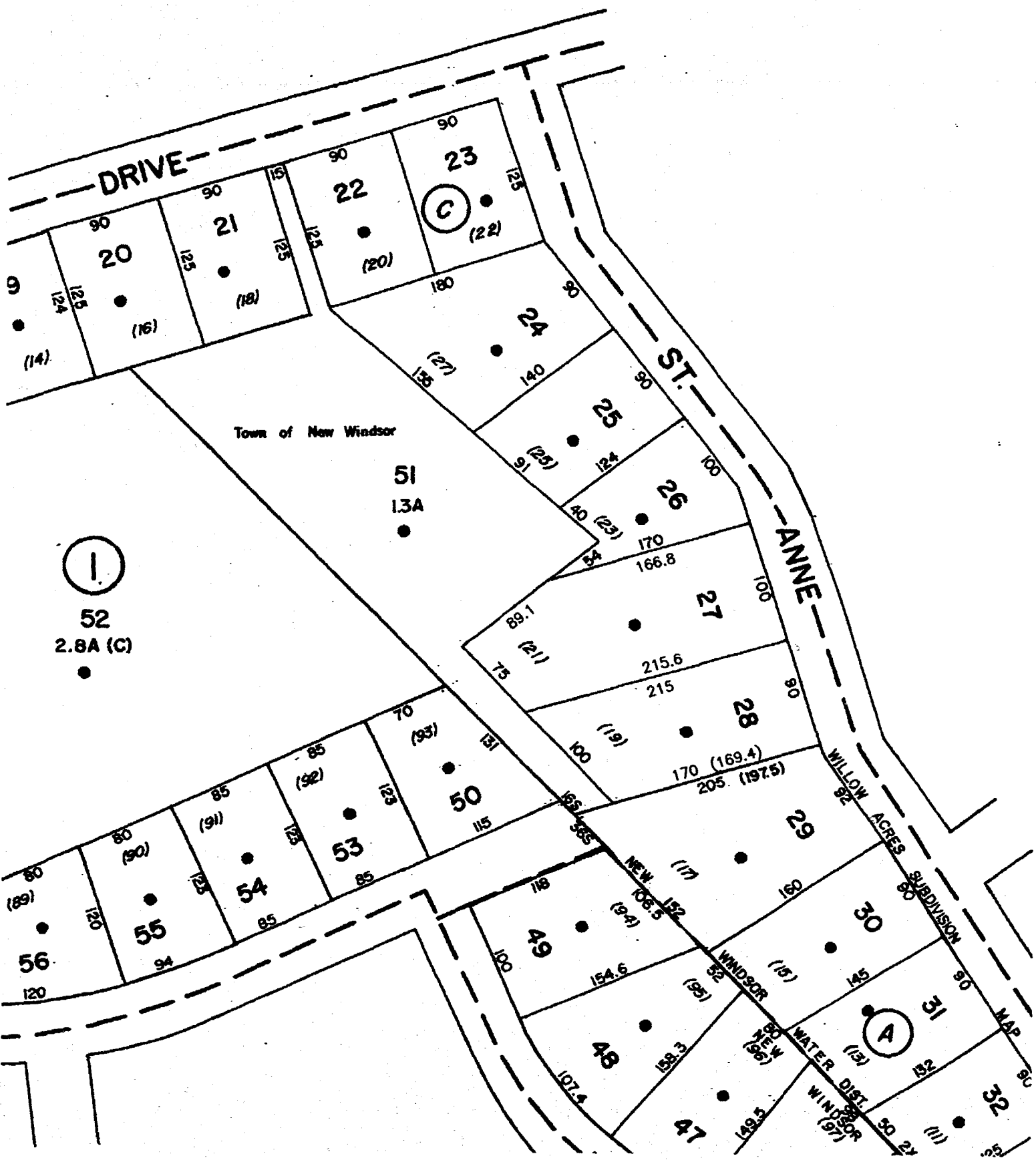
(Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





DRIVE

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Town of New Windsor

WILLOW ACRES SUBDIVISION

WINDSOR

WATER DIST. WINDSOR

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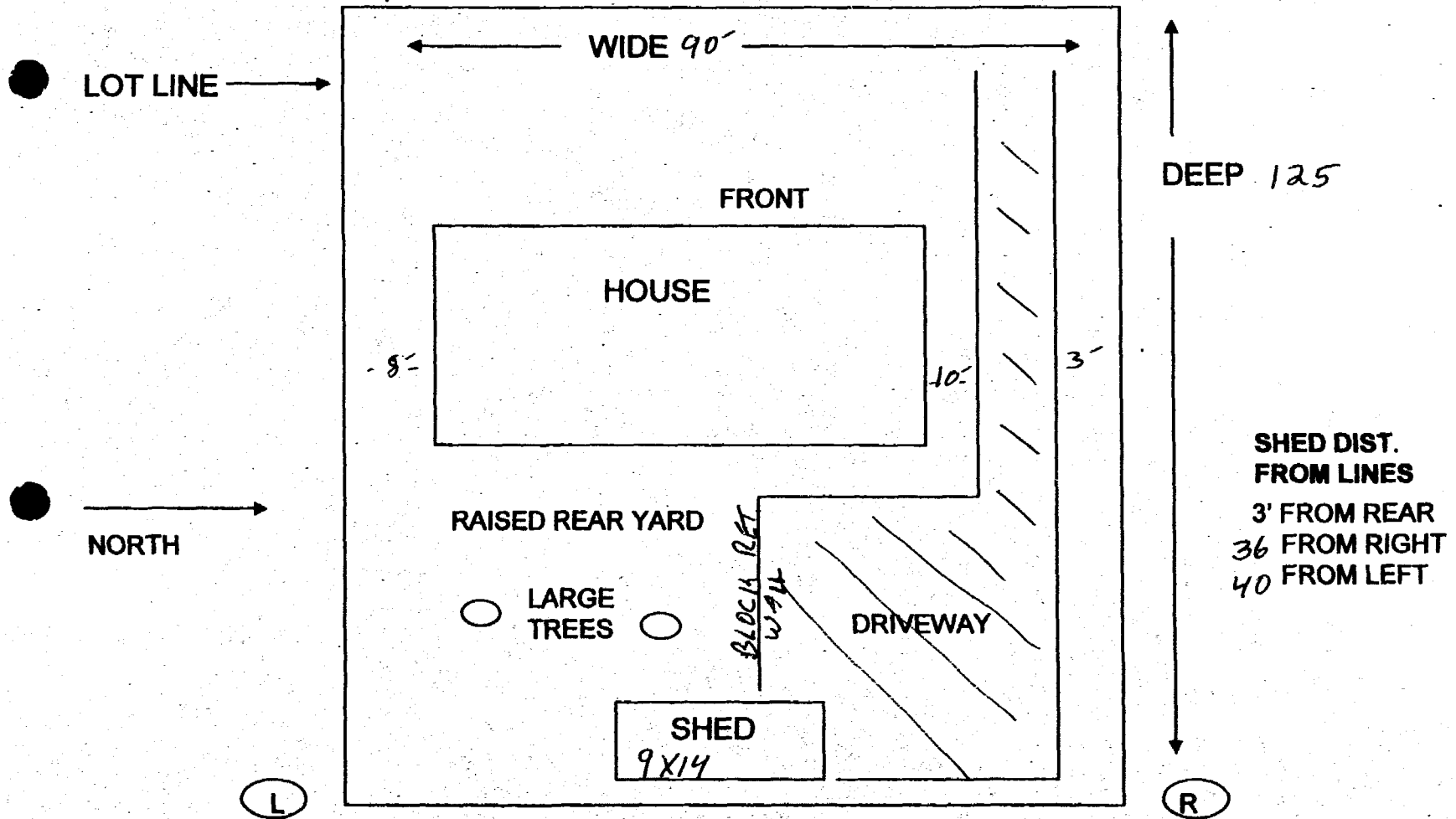
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STANFORD - 20 HUDSON DRIVE

HUDSON DRIVE



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 12-28-07
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 165.94 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #07-41

NAME & ADDRESS:

**Elton Stanford
20 Hudson Drive
New Windsor, NY 12553**

THANK YOU,

MYRA

J.F.12-28-07



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #07-41 TYPE: AREA TELEPHONE: 845-561-5973

APPLICANT:

Elton Stanford
20 Hudson Drive
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK #5507
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK #5508

~~~~~

| <u>DISBURSEMENTS:</u> | <u>MINUTES</u><br>\$7.00 / PAGE | <u>ATTORNEY</u><br>FEE |
|-----------------------|---------------------------------|------------------------|
|-----------------------|---------------------------------|------------------------|

|                              |                  |                 |                 |
|------------------------------|------------------|-----------------|-----------------|
| PRELIMINARY:                 | <u>4</u> PAGES   | \$ <u>28.00</u> | \$ <u>35.00</u> |
| 2 <sup>ND</sup> PRELIMINARY: | <u>   </u> PAGES | \$ <u>   </u>   | \$ <u>   </u>   |
| PUBLIC HEARING:              | <u>3</u> PAGES   | \$ <u>21.00</u> | \$ <u>35.00</u> |
| PUBLIC HEARING:              | <u>   </u> PAGES | \$ <u>   </u>   | \$ <u>   </u>   |

LEGAL AD: Publish Date: 8-28-07      \$ 15.06

TOTAL:      \$ 64.06      \$ 70.00

~~~~~

ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 134.06

AMOUNT DUE: \$

REFUND DUE: \$ 165.94

Cc:

J.F. 12-28-07

ELTON_STANFORD_(07-41)

Mr. Elton Stanford appeared before the board for this proposal.

MR. KANE: Request for 9 foot rear yard setback for existing shed at 20 Hudson Drive.

MR. STANFORD: Elton Stanford here to get a variance for a shed, 46 year old shed in my back yard.

MR. KANE: How long has the need shed been in existence?

MR. STANFORD: Forty-six years.

MR. KANE: That's an old shed.

MR. KRIEGER: Put it up when?

MR. STANFORD: 1962.

MR. KRIEGER: That's another--

MR. STANFORD: That's why I don't understand.

MR. TORPEY: And it's still standing?

MR. STANFORD: Yes.

MR. KANE: Let's get you on your way. If you can remember back to 1962, cut down any trees, substantial vegetation in the building of it?

MR. STANFORD: No.

MR. KANE: Create any water hazards or runoffs?

MR. STANFORD: Never.

August 13, 2007

12

MR. KANE: More importantly, has there been any complaints formally or informally about the shed?

MR. STANFORD: Never.

MR. KANE: The shed similar in size and nature to other sheds that are in your neighborhood?

MR. STANFORD: Yes.

MR. KANE: Any easements running through where the shed is?

MR. STANFORD: No.

MR. KANE: And you understand that if the zoning board does pass this in the public hearing that you do need to comply with all the building departments rules and regulations?

MR. STANFORD: Yes.

MR. KANE: Mike, is it 12 foot in that neighborhood?

MR. BABCOCK: It's 10 foot.

MR. KANE: We're one foot off the back property line.

MR. BABCOCK: That's correct.

MR. KANE: Guys, here's some pictures. Everybody has them?

MS. LOCEY: Yes.

MR. KANE: Behind the shed you're one foot, what does your neighbor have there? Is there a shed butting up to the property line or is it just plain lawn?

MR. STANFORD: Plain lawn.

August 13, 2007

13

MR. KANE: I have no further questions. Any more questions? I'll accept a motion.

MR. LUNDSTROM: I'll offer a motion that the application by Elton Stanford on the item that appears on the agenda for the August 13, 2007 Zoning Board of Appeals item number 3 be approved for a public hearing.

MR. TORPEY: I'll second that.

ROLL CALL

MR. TORPEY	AYE
MS. LOCEY	AYE
MR. LUNDSTROM	AYE
MR. KANE	AYE

MR. KANE: We have a sheet that tells you what you need to do next and then you follow all that information in there. If you have any questions call zoning office and we'll get you set up for a public hearing and we can make our decision.

MR. STANFORD: Thank you very much.

PUBLIC HEARINGS:

ELTON STANFORD (07-41)

MS. GANN: Request for 9 foot rear yard setback for existing shed at 20 Hudson Drive.

Mr. Elton Stanford appeared before the board for this proposal.

MS. GANN: Please state your name and address so the stenographer can get it.

MR. STANFORD: Elton Stanford, 20 Hudson Drive, New Windsor, New York.

MS. GANN: Tell us why you're here, please.

MR. STANFORD: I'm here for a variance for the back of my shed 9 foot rear setback, 20 Hudson Drive.

MS. GANN: This is the shed?

MR. STANFORD: Yes.

MS. GANN: Do you have electric in the shed?

MR. STANFORD: Just extension cord that I run, that's about it.

MS. GANN: But do you have electric within the shed?

MR. STANFORD: Yes, extension cord.

MS. GANN: So Mike, how close is he?

MR. BABCOCK: He's one foot off the property line.

MS. GANN: Have you received any complaints informally or formally regarding the shed?

MR. STANFORD: No, I've been there 46 years.

MS. GANN: So it's been there 46 years?

MR. STANFORD: Yes.

MR. KRIEGER: How long has the shed been there?

MR. STANFORD: Forty-six years.

MR. LUNDSTROM: Did you build the shed?

MR. STANFORD: Well, it's part of a shed that had been brought down and given to me and he remodeled it and put it back up.

MR. LUNDSTROM: There was a shed there when you bought the property?

MR. STANFORD: No, there was not, it's a Schoonmaker house, didn't have much of anything, just landscaped it and had the shed given to me and I put it right there where it was.

MR. LUNDSTROM: Madam Chairwoman, when the shed was put up, did you secure a building permit for the shed?

MR. STANFORD: No.

MS. GANN: Mike, does that predate zoning then?

MR. TORPEY: Did you need a building permit 46 years ago?

MR. BABCOCK: No, I would say not but apparently our records don't indicate that. We don't know when the shed was there to start with.

MR. STANFORD: It wasn't there to start with, I put it

there in '62.

MR. BABCOCK: Forty-six years ago we didn't know you had a shed, when we discovered the shed was within zoning that's the problem, so sometime after 1966 and here's a letter June 18 of '07 that was sent to you about the stuff, so I don't know if we just recently picked up the shed or when we picked it up but we picked it up after zoning.

MR. STANFORD: You picked it up June 13 I think it was you come by.

MR. BABCOCK: Yeah, because we sent you a letter on June 18 about the rear deck and the shed.

MR. STANFORD: Took you 46 years to find out the shed was there.

MR. BABCOCK: Possibly.

MR. KRIEGER: If the shed had caused a problem, it would have been sooner than 46 years. There's testimony to the fact that it didn't.

MS. GANN: I'd like to open this up to the public, ask anyone if you're here for this public hearing please raise your hand. Seeing that there's no one, I'll close the public portion, ask Myra how many mailings we had.

MS. MASON: On August 28, we mailed out 67 addressed envelopes and had no response.

MR. KRIEGER: Is it similar in size and appearance to other sheds in the neighborhood?

MR. STANFORD: Just what I got there.

MR. KRIEGER: Is it, are there other sheds like it in

September 10, 2007

14

the neighborhood?

MR. STANFORD: I don't know.

MR. KRIEGER: Just generally.

MS. GANN: It's probably similar in size to others in your neighborhood?

MR. KRIEGER: As far as you know it's similar?

MR. STANFORD: Well, I guess.

MR. KRIEGER: What is it, foundation?

MR. STANFORD: It's on little blocks about that high.

MR. KRIEGER: And you landscaped around it?

MR. STANFORD: Yes, just grass, that's about it, neighbor's lawn.

MS. GANN: Any other questions from the board? I'll accept a motion.

MR. TORPEY: I'll make a motion that we grant Elton Stanford the variance as requested.

MR. LUNDSTROM: I'll second that motion.

ROLL CALL

MR. LUNDSTROM AYE

MR. TORPEY AYE

MS. GANN AYE



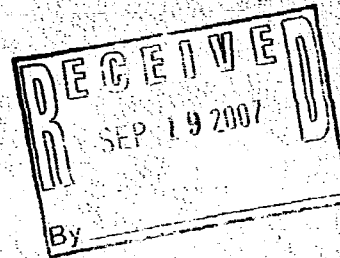
THE SENTINEL

P.O. BOX 406
VALS GATE, NY 12584

Invoice

Date	Invoice #
9/13/2007	775

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553



P.O. No.	Terms	Project
M.H.		

Issue Date	Description	Rate	Amount
8/28/2007	LEGAL ADS: 07-37 ZALOGA 1 AFFIDAVIT	11.45 4.00	11.45 4.00
8/28/2007	LEGAL ADS: 07-36 MICHAEL PISACRETA 1 AFFIDAVIT	14.61 4.00	14.61 4.00
8/28/2007	LEGAL ADS: 07-38 McLOUGHLIN 1 AFFIDAVIT	12.64 4.00	12.64 4.00
8/28/2007	LEGAL ADS: 07-40 COOPER 1 AFFIDAVIT	10.66 4.00	10.66 4.00
8/28/2007	LEGAL ADS: 07-42 STEVEN LARMON 1 AFFIDAVIT	11.45 4.00	11.45 4.00
8/28/2007	LEGAL ADS: 07-41 STANFORD 1 AFFIDAVIT	11.06 4.00	11.06 4.00
		Total	\$95.87

**PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. (07-41)

Request of ELTON STANFORD

for a VARIANCE of the Zoning Local Law to Permit:

Request for 9ft rear yard setback for existing shed at 20 Hudson Drive in an R-4 zone (43-1-22)

PUBLIC HEARING will take place on SEPTEMBER 10, 2007 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 PM.

Michael Kane, Chairman

State of New York

County of Orange, ss:

Kathleen O'Brien being duly sworn disposes and says that she is the Supervisor of Legal Dept. of the E.W. Smith Publishing Company; Inc., Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which the annexed is a true copy was published in said newspaper, 1 time (s) commencing on the 28th day of August A.D., 2007 and ending on the 28th day of August A.D. 2007

Kathleen O'Brien

Subscribed and shown to before me this 19th day of Sept, 2007.

Deborah Green

Notary Public of the State of New York
County of Orange.

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011

My commission expires _____.



RESULTS OF Z.B.A. MEETING OF:

Sept. 10, 2007

PROJECT: Elton Stanford

ZBA # 07-41

P.B.# _____

USE VARIANCE:

NEED: EAF _____

PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
~~LOCEY~~ _____
TORPEY _____
~~KANE~~ _____

CARRIED: Y _____ N _____

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES ☒

VARIANCE APPROVED:

M) I S) Lu VOTE: A 3 N 0.

GANN A
LUNDSTROM A
~~LOCEY~~ _____
TORPEY A
~~KANE~~ _____

CARRIED: Y ☒ N _____

No Comment

Sept. 10, 2007



**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

ELTON STANFORD

AFFIDAVIT OF SERVICE BY MAIL

#07-41

X

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)


That I am not a party to the action, am over 18 years of age and reside at 131 Mt. Airy Road, New Windsor, NY 12553.

That on the 28TH day of AUGUST, 2007, I compared the 67 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra Mason
Myra L. Mason, Secretary

10th day of September, 2007


Notary Public

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. (07-41)

Request of ELTON STANFORD

for a VARIANCE of the Zoning Local Law to Permit:

Request for 9ft rear yard setback for existing shed at 20 Hudson Drive in an R-4 zone (43-1-22)

PUBLIC HEARING will take place on SEPTEMBER 10, 2007 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

RECEIVED

AUG 13 2007

BUILDING DEPARTMENT

August 09, 2007

Elton Stanford
20 Hudson Dr.
New Windsor, NY 12553

Re: 43-1-22 ZBA#: 07-41 (67)

Dear Mr. Stanford:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$85.00 minus your deposit of \$25.00.

Please remit the balance of \$60.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/rah
Attachments

CC: Myra Mason, Zoning Board



39-5-25
ROBERT & LINDA THOMPSON
15 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-20
JOY MONTE
16 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-50
DANE LEROY &
JUDY COMEMAN
2 SPRING ROCK RD.
NEW WINDSOR, NY 12553

39-5-26
BRIAN & ANGELA MAXWELL
13 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-21
ELLEN & DAVID BAYLIS
18 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-53
JUSTIN &
JENNIFER DEFABIO
4 SPRING ROCK RD.
NEW WINDSOR, NY 12553

39-5-27
MICHAEL &
FRANCES MAXWELL
11 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-23
THOMAS &
HEATHER DIDONATO
22 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-54
THOMAS & KIM SCHLETT
6 SPRING ROCK RD.
NEW WINDSOR, NY 12553

39-5-28
RHODA SMITH
9 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-24
FLOYD, JR. & MARIE SKAKEL
27 ST. ANNE DR.
NEW WINDSOR, NY 12553

43-1-55
DINO FRATTO
8 SPRING ROCK RD.
NEW WINDSOR, NY 12553

39-5-29
KEITH CUOMO &
VERONICA CHEVERE
7 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-25
ANDRES REYES
25 ST. ANNE DR.
NEW WINDSOR, NY 12553

43-1-56
MERCEDES PONESSE
LOUIS PISANO, SR.
16 ONA LN.
NEW WINDSOR, NY 12553

39-5-30
MANUEL & DIANA DESOUSA
5 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-26
WILLIAM &
LILLIAN ROGERS
23 ST. ANNE DR.
NEW WINDSOR, NY 12553

43-1-59
PAUL & CHERYL CIACCIO
4 CHIMNEY CORNER RD.
NEW WINDSOR, NY 12553

43-1-16
MARK & DIANE WENTZEL
8 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-27
KEVIN & JENNIFER JONES
21 ST. ANNE DR.
NEW WINDSOR, NY 12553

43-1-60
BUTLER
CM, KL, JA, EL
6 CHIMNEY CORNER RD.
NEW WINDSOR, NY 12553

43-1-17
CHARLES & LINDA BARANSKI
10 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-28
MICHAEL & JENNY HUGHES
19 ST. ANNE DR.
NEW WINDSOR, NY 12553

44-1-1
JASON & AMY MANIFOLD
24 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-18
ALICE RAE KURMAN
12 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-29
KIM MERI DIGOVANNI &
PHILIP MASCIOLA, JR
17 ST. ANNE DR.
NEW WINDSOR, NY 12553

44-1-2
WILLIAM & GAETANA FEIGEL
26 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-19
DAVID & DEBRA ALBRECHT
14 HUDSON DR.
NEW WINDSOR, NY 12553

43-1-49
JEAN GRUNEWALD &
ANDREA HOLLAND
18 HEARTHSTONE WAY
NEW WINDSOR, NY 12553

44-1-3
FRANCES SCHORNO
28 HUDSON DR.
NEW WINDSOR, NY 12553



39-4-9 KAREN & BRIAN RUCKDESCHER 16 VALEWOOD DR. NEW WINDSOR, NY 12553 39-4-10	39-4-27 MARYANN WEISNER 3 HEATHER LN. WALLKILL, NY 12589	39-5-9 DANIEL & DIANE LOUGHRAN 17 BIRCHWOOD DR. NEW WINDSOR, NY 12553
39-4-10 HERIBERTO VELEZ 18 VALEWOOD DR. NEW WINDSOR, NY 12553	39-4-28 DEBORAH BRAND & MICHAEL MUSANTE 10 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-10 THOMAS & PATRICIA SCHROEDER 19 BIRCHWOOD DR. NEW WINDSOR, NY 12553 39-5-11
39-4-11 EDWARD & ROBIN KLOUDA 20 VALEWOOD DR. NEW WINDSOR, NY 12553	39-5-1 ERIC & CELINE MAXWELL 1 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-11 THOMAS & ZILLAH STACKLUM 21 BIRCHWOOD DR. NEW WINDSOR, NY 12553
39-4-12 RICHARD & KATHLEEN FENWICK 22 VALEWOOD DR. NEW WINDSOR, NY 12553	39-5-2 JONAH & FARRELL EISENBERG 3 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-12 MANFRED & OFELIA MULLER 23 BIRCHWOOD DR. NEW WINDSOR, NY 12553
39-4-21 LAURA AULOGIA & LIZBETH AVERIN 24 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-3 JANET PUGLIA 5 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-19 GISELA CHRISLEY 27 HUDSON DR. NEW WINDSOR, NY 12553
39-4-22 BRENDA WINN & JEANETTE GARCIA 22 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-4 NAZIRE FUAT 7 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-20 GABRIEL DIAZ & MARELYN RODAS 25 HUDSON DR. NEW WINDSOR, NY 12553
39-4-23 CHARLES & ANN RHODES 20 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-5 TOMASZ & DOROTA TRZESNIEWSKI 9 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-21 AARON RILEY 23 HUDSON DR. NEW WINDSOR, NY 12553
39-4-24 PHILIP & JUDITH PETENDREE 18 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-6 ROSE SPART 11 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-22 MICHAEL & CATHERINE THOMPSON 21 HUDSON DR. NEW WINDSOR, NY 12553
39-4-25 WARREN TAVETIAN 16 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-7 OCTAVIO VELASQUEZ & BLANCA IRIZARRY 13 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-23 STEPHANIE WAJDA 226 LESLIE AVE. NEW WINDSOR, NY 12553
39-4-26 MATTHEW SATENBERG & JACQUELINE BETZ 14 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-8 WILLIAM & LYNN CORTI 15 BIRCHWOOD DR. NEW WINDSOR, NY 12553	39-5-24 GINA MAHONEY 17 HUDSON DR. NEW WINDSOR, NY 12553



44-1-4
CHRISTOPHER &
KATHLEEN SWEENEY
30 HUDSON DR.
NEW WINDSOR, NY 12553

44-1-5
GREGORY &
CHRISTINA CECCARELLI
32 HUDSON DR.
NEW WINDSOR, NY 12553

44-1-63
JOHN T. KOMONCHAK
14 ST. ANNE ST.
NEW WINDSOR, NY 12553

44-1-64
RICHARD & PATRICIA HOVEY
16 ST. ANNE DR.
NEW WINDSOR, NY 12553

44-1-65
RICHARD TERWILLIGER
18 ST. ANNE DR.
NEW WINDSOR, NY 12553

44-1-66
MICHAEL &
DOROTHY ENGENITO
20 ST. ANNE DR.
NEW WINDOR, NY 12553

44-1-67
CHARLES WILSON
22 ST. ANNE DR.
NEW WINDSOR, NY 12553

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 8-6-07

FOR: Escrow 07-41

FROM:

Elton Stanford
20 Hudson Drive
New Windsor, NY 12553

CHECK FROM:

Same

CHECK NUMBER: 5508

TELEPHONE: 845-567-5973

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME

J. F. Furinga

DATE

8-7-07

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA 07-41

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#597-2007

08/07/2007

Stanford, Elton & Estelle

Received \$ 50.00 for Zoning Board Fees, on 08/07/2007. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

● TOWN OF NEW WINDSOR ●
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: _____

DATE: 8-7-07

PROJECT NUMBER: ZBA# 07-41 P.B. # _____

APPLICANT NAME: Elton Stanford

PERSON TO NOTIFY TO PICK UP LIST:

Elton Stanford
20 Hudson Drive
New Windsor, NY 12553

TELEPHONE: 845-561-5973

TAX MAP NUMBER: SEC. 43 BLOCK 1 LOT 22
 SEC. _____ BLOCK _____ LOT _____
 SEC. _____ B LOCK _____ LOT _____

PROPERTY LOCATION: 20 Hudson Drive
New Windsor, NY 12553

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 5509

TOTAL CHARGES: _____



RESULTS OF Z.B.A. MEETING OF: Aug. 13, 2007

PROJECT: Elton Stanford

ZBA# 07-4

P.B.#

USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) S) VOTE: A N

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y N

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y N

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y N

APPROVED: M) S) VOTE: A N

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: MEL SP

VOTE: A 4 N ~~1~~

~~GANN~~
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) S) VOTE: A N .

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y N .

[illegible]



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

7-17-2007

Date

Application Type: Use Variance ☐ Area Variance ☒
Sign Variance ☐ Interpretation ☐

e-mail address: _____

I. Owner Information:

Phone Number: (845) 561-5973

Fax Number: ()

ELTON V. STANFORD

(Name)

20 HUDSON DRIVE, NEW WINDSOR N.Y. 12553

(Address)

II. Applicant:

e-mail address: _____

Phone Number: ()

Fax Number: ()

SAME

(Name)

(Address)

III. Forwarding Address, if any, for return of escrow:

Phone Number: ()

Fax Number: ()

(Name)

(Address) N/A

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

(Name)

(Address) N/A

V. Property Information:

Zone: R4 Property Address in Question: _____

Lot Size: _____

Tax Map Number: Section 43 Block 1 Lot 22

- a. Is pending sale or lease subject to ZBA approval of this Application? NO
- b. When was property purchased by present owner? 1960
- c. Has property been subdivided previously? NO If so, When: N/A
- d. Has an Order to Remedy Violation been issued against the property by the
Building/Zoning/Fire Inspector? YES

****PLEASE NOTE:*****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	↗ 10'	1 5	9 7
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. **In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS SPECIFICALLY:

1. Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; NONE

2. Whether the requested area variance is substantial; NO

3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; NO

4. Whether the alleged difficulty was self-created. NO

****After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:**

SHED BUILT IN 1962 (NO VARIANCE REQD)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

N/A

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

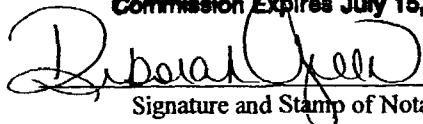
COUNTY OF ORANGE)

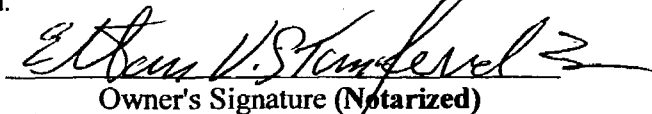
The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

18th day of July 2007

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011


Signature and Stamp of Notary


Owner's Signature (Notarized)

Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>ELTON V. STANFORD</u>	2. PROJECT NAME <u>SHED</u>
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>20 HUDSON DRIVE</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>VARIANCE FOR SHED</u>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>3' OFF REAR LOT LINE</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>NEW WINDSOR</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>ELTON V. STANFORD</u>	Date: <u>7-17-2007</u>
Signature: <u><i>Elton V. Stanford</i></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality; surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: NO	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: NO	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: NO	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: NO	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: NO	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: NO	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: NO	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	